

ORDINANCE NO. 376

AN ORDINANCE AMENDING ORDINANCE NUMBER 179 KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY AMENDING: ARTICLE III, SECTION 3.120 PLOT PLAN REQUIREMENTS, BY ADDING ITEM H. SITE PLAN EXCEPTIONS AND AMENDING ARTICLE III SECTION 3.140 LANDSCAPE TREATMENT REGULATIONS SECTION G. 2., BY ADDING SUBSECTION a. EXCEPTIONS

WHEREAS, the ASHLAND CITY Municipal-Regional Planning Commission has recommended that the Zoning Ordinance of ASHLAND CITY be amended as herein provided, and

WHEREAS, the Mayor and Council has given due consideration to said recommendation and has conducted a Public Hearing as required by law, now,

BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF ASHLAND CITY, TENNESSEE THAT ORDINANCE NUMBER 179 BE AND THE SAME IS HERE BY AMENDED TO ADD THE FOLLOWING UNDER ARTICLE III, SECTION 3.120 PLOT PLAN REQUIREMENTS

Add as follows:

H. Site Plan Exceptions

Exceptions

Minor additions or alterations may be reviewed by staff without referral to the Planning Commission provided that such addition would have minimal impact on the existing site. The maximum size of any permitted minor addition of this section shall be cumulative of all such additions. All such minor additions shall meet the following conditions in order to be reviewed by staff without referral to the Planning Commission.

- 1. Additions or alterations to buildings in industrial districts of no more than twenty-five (25) percent of the size of the building(s)**
- 2. Additions or alterations to buildings in commercial districts of no more than twenty-five (25) percent of the size of the building(s)**
- 3. That there is compliance with the landscaping and parking requirements for increased building size or change in use for those structures meeting the requirement of (1) and (2) above. In cases where landscaping must be removed for construction equal area and equivalent plantings shall be installed in a manner similar to that prior to construction.**
- 4. Applicants for development under the terms of these exceptions shall submit for review such information necessary as determined by the Building Official to ensure compliance**

with the requirements of this ordinance, including but not limited to landscape, parking, and building construction plans.

ADD THE FOLLOWING UNDER ARTICLE III SECTION 3.140 LANDSCAPE TREATMENT REGULATIONS SECTION G. 2.

Add as follows:

a. Exceptions

Those projects granted exception under provisions of Article III, Section 3.120, Subpart H, may be issued a building permit and certificate of occupancy upon Building Official review and approval of proposed development, alteration, or addition and certification of compliance with the requirements of this ordinance.



Gary Norwood, Mayor of ASHLAND CITY, TN

12-14-10

DATE

Attest:


Phyllis Schaeffer, City Recorder ASHLAND CITY, TN

DATE

1st Reading 11-9-10

Public Hearing 12-14-10

2nd Reading 12-14-10
